

# **Executive Summary Report**

## **Characteristics-Based Market Adjustment for 2004 Assessment Roll**

**Area Name / Number:** Mercer Island / 34

**Last Physical Inspection:** 2002

### **Improved Analysis Summary:**

*Population:* 6764  
*Number of Sales:* 566  
*Range of Sale Dates:* 1/1/02 through 10/10/03  
*Weighted Mean:* 98.5%  
*COV:* 11.69%\*  
*Average sales price:* \$777,200

\*COV is a measure of uniformity, the lower the number, the better the uniformity.

Sales used in the analysis included all sales of one to three unit family residences on residential lots which were verified as, or appeared to be market sales, were considered for this analysis. The sale summary excludes multi-parcel sales, multi-building sales, mobile homes sales, and sales of new construction where less than a fully complete house was assessed for 2003, and parcels with a 2003 assessed improvement value of \$10,000 or less. This also excludes previously vacant and destroyed property partial value accounts.

The population number excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2003 and parcels with a 2003 assessed improvement value of \$10,000 or less.

### **Summary of Findings:**

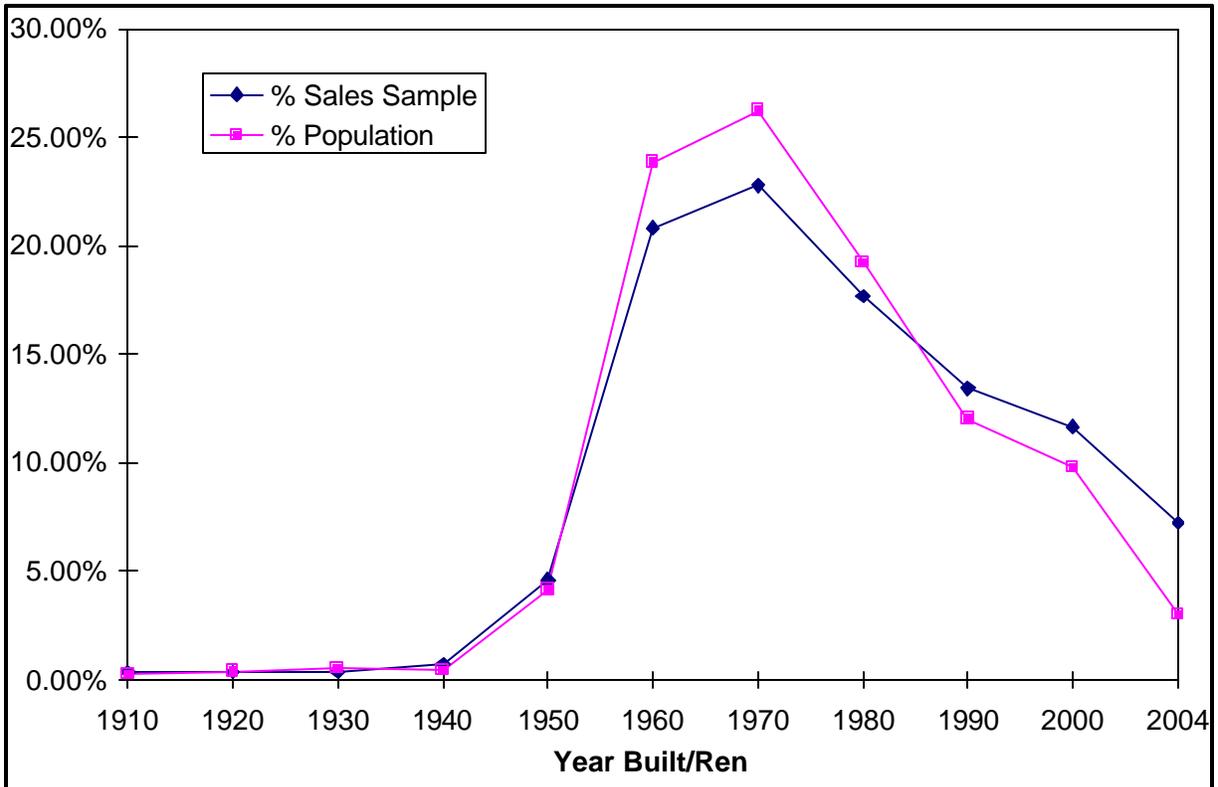
The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics, having adequate representation, that required adjustment to improve uniformity.

Therefore, it is recommended that the 2003 roll values should be carried forward and posted to the 2004 assessment roll.

**Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.35%
1920	2	0.35%
1930	2	0.35%
1940	4	0.71%
1950	26	4.59%
1960	118	20.85%
1970	129	22.79%
1980	100	17.67%
1990	76	13.43%
2000	66	11.66%
2004	41	7.24%
	566	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	17	0.25%
1920	26	0.38%
1930	37	0.55%
1940	31	0.46%
1950	280	4.14%
1960	1615	23.88%
1970	1776	26.26%
1980	1302	19.25%
1990	814	12.03%
2000	663	9.80%
2004	203	3.00%
	6764	

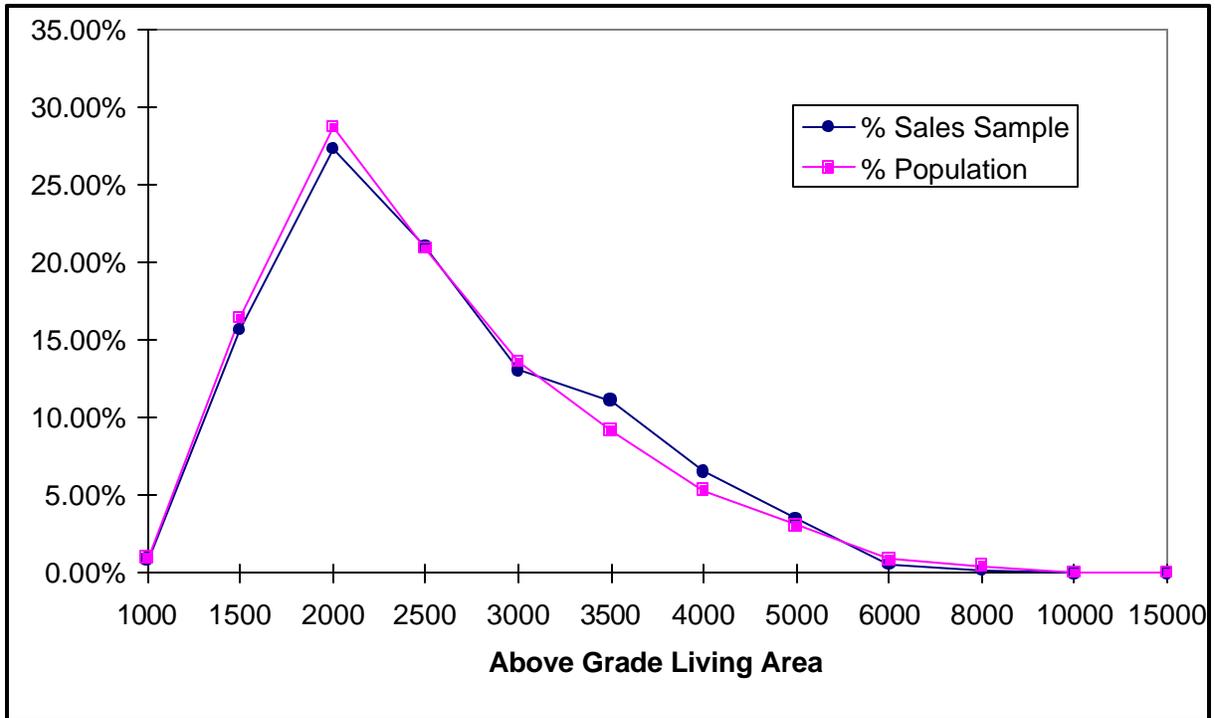


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

**Sales Sample Representation of Population - Above Grade Living Area**

Sales Sample		
AGLA	Frequency	% Sales Sample
1000	5	0.88%
1500	89	15.72%
2000	155	27.39%
2500	119	21.02%
3000	74	13.07%
3500	63	11.13%
4000	37	6.54%
5000	20	3.53%
6000	3	0.53%
8000	1	0.18%
10000	0	0.00%
15000	0	0.00%
	566	

Population		
AGLA	Frequency	% Population
1000	67	0.99%
1500	1113	16.45%
2000	1945	28.76%
2500	1418	20.96%
3000	924	13.66%
3500	623	9.21%
4000	362	5.35%
5000	208	3.08%
6000	62	0.92%
8000	32	0.47%
10000	6	0.09%
15000	4	0.06%
	6764	

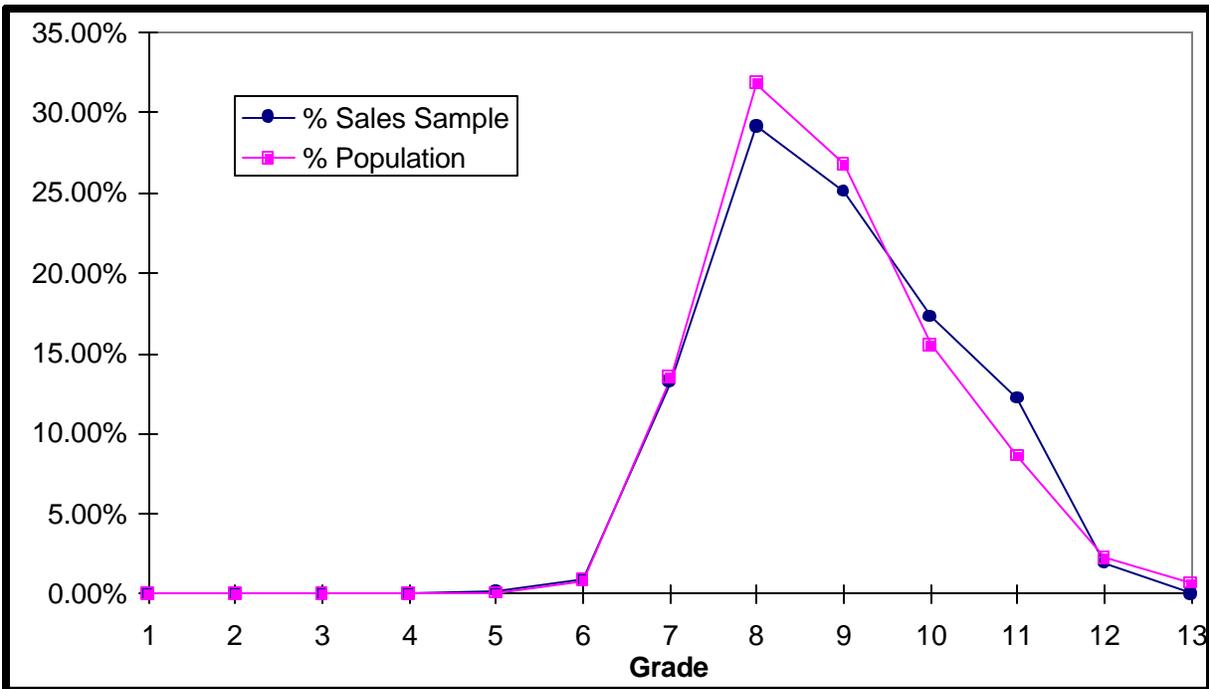


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.18%
6	5	0.88%
7	75	13.25%
8	165	29.15%
9	142	25.09%
10	98	17.31%
11	69	12.19%
12	11	1.94%
13	0	0.00%
	566	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	4	0.06%
6	57	0.84%
7	911	13.47%
8	2153	31.83%
9	1811	26.77%
10	1048	15.49%
11	585	8.65%
12	150	2.22%
13	44	0.65%
	6764	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 10/10/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 21, 2004 to test the resultant assessment level using later 2003 sales. There were 59 additional usable improved sales. The weighted mean ratio dropped from 0.985 to 0.980 for one to three unit residences. These changes are not significant.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Because of uniform and satisfactory assessment levels in this area, no separate analysis of land values was performed. It is recommended that the 2003 land values be carried forward to the 2004 Assessment Year.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics having adequate representation which required adjustment to improve uniformity. Due to its satisfactory assessment level and uniformity, no further adjustment is indicated for the 2004 assessment roll.

### **Ratio Studies**

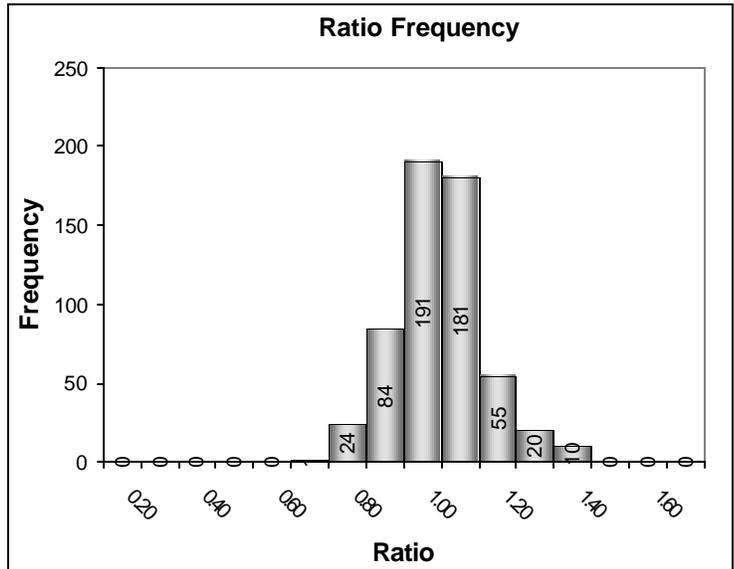
A ratio study of this annual update area is included in this report.

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> SE / TEAM - 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 10/27/2003	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> AREA 34 - MERCER ISLAND	<b>Appr ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	566
<i>Mean Assessed Value</i>	765,200
<i>Mean Sales Price</i>	777,200
<i>Standard Deviation AV</i>	504.309
<i>Standard Deviation SP</i>	520.687
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.997
<i>Median Ratio</i>	0.998
<i>Weighted Mean Ratio</i>	0.985
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.657
<i>Highest ratio:</i>	1.369
<i>Coefficient of Dispersion</i>	8.75%
<i>Standard Deviation</i>	0.117
<i>Coefficient of Variation</i>	11.69%
<i>Price Related Differential (PRD)</i>	1.013
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.989
<i>Upper limit</i>	1.004
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.987
<i>Upper limit</i>	1.007
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	6764
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.117
<b>Recommended minimum:</b>	22
<i>Actual sample size:</i>	566
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	278
<i># ratios above mean:</i>	288
<i>z:</i>	0.420
<b>Conclusion:</b>	Normal*
<i>*i.e. no evidence of non-normality</i>	



### COMMENTS:

1 to 3 Unit Residences throughout area 34

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	531510	1827	06/17/02	419000	1000	688	7	1961	4	9768	N	N	2283 78TH AV SE
1	531510	1686	05/29/02	300000	1050	0	7	1928	5	6960	N	N	2248 78TH AV SE
1	531510	1728	02/04/02	379500	1160	860	7	1943	4	7200	N	N	7826 SE 24TH ST
1	545230	2030	03/14/03	375000	1180	800	7	1957	5	6000	N	N	2241 81ST AV SE
1	545230	2047	03/20/02	275000	1340	0	7	1957	3	6200	N	N	8012 SE 24TH ST
1	545230	1985	11/22/02	415000	1560	410	7	1957	5	5500	Y	N	2201 81ST AV SE
1	122404	9090	07/31/03	549000	1640	780	7	1959	4	10763	Y	N	2443 84TH AV SE
1	531510	1716	04/18/03	360000	1690	0	7	1978	3	13500	N	N	2282 78TH AV SE
1	545230	1925	06/18/03	485000	1870	0	7	1966	4	10000	N	N	2234 81ST AV SE
1	545230	2095	06/23/03	425000	1870	0	7	1952	4	8800	N	N	2230 80TH AV SE
1	531510	0125	01/11/02	1530500	2270	0	7	1931	4	30800	Y	Y	7450 SE 22ND ST
1	735570	0190	06/26/03	550000	1330	0	8	1949	4	17930	N	N	7037 N MERCER WY
1	531510	0013	05/08/02	610000	1350	400	8	1962	4	7312	Y	N	7202 N MERCER WY
1	736560	0060	10/09/02	487500	1480	730	8	1978	4	10104	N	N	8210 SE 26TH ST
1	531510	1711	03/04/03	410000	1510	440	8	1978	3	10890	N	N	2266 78TH AV SE
1	810610	0200	04/25/03	1550000	1570	1080	8	1946	5	16711	Y	Y	9010 N MERCER WY
1	413930	0042	09/03/03	550000	2030	0	8	1998	3	7757	N	N	3421 97TH AV SE
1	243970	0123	04/30/03	860000	2480	600	8	2002	3	10740	N	N	6000 SE 22ND ST
1	735570	0140	08/29/03	860000	1420	1130	9	1952	3	14460	Y	N	2007 70TH AV SE
1	544930	0070	07/03/02	635000	1650	810	9	1955	4	19575	Y	N	2035 81ST AV SE
1	413930	0015	12/11/02	2100000	2030	710	9	1957	4	21789	Y	Y	3315 97TH AV SE
1	544930	0035	11/08/02	608000	2160	1100	9	1955	4	16500	Y	N	8000 SE 22ND ST
1	122404	9118	06/16/03	720000	2800	0	9	1983	3	11087	Y	N	2441 84TH AV SE
1	735570	0171	03/26/02	815000	3036	0	9	2001	3	7000	N	N	7032 SE 20TH ST
1	531510	2010	05/16/02	2491655	3130	0	9	1998	3	16100	Y	Y	7636 SE 22ND ST
1	545230	2075	07/26/02	830000	3220	0	9	2000	3	8800	N	N	2246 80TH AV SE
1	413930	0300	07/09/02	880000	2490	0	10	1981	3	10933	Y	N	9204 SE 33RD PL
1	531510	0036	06/23/03	950000	2710	1700	10	1968	4	12000	Y	N	7216 N MERCER WY
1	735570	0141	02/22/02	1225000	3020	500	10	1991	4	18075	Y	N	2006 W MERCER WY
1	810610	0017	01/07/03	764000	3100	470	10	1977	4	15945	Y	N	8444 N MERCER WY

**Improved Sales Used in this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	735570	0110	08/23/02	2275000	3150	1450	10	1971	4	30092	Y	Y	1841 W MERCER WY
1	545230	2214	03/06/02	954000	3210	0	10	1986	5	10866	Y	N	7850 SE 20TH ST
1	140285	0060	04/15/02	815000	3300	0	10	1996	3	11891	N	N	9202 SE 33RD ST
1	140285	0050	09/26/03	945000	3380	0	10	1995	3	12428	N	N	9204 SE 33RD ST
1	140285	0080	07/31/02	1145000	3580	0	10	1996	3	35360	N	N	9203 SE 33RD ST
1	531510	0117	06/14/03	3900000	4460	720	10	2000	4	21551	Y	Y	7442 SE 22ND ST
1	072405	9013	11/26/02	1335000	3290	0	11	2001	3	9100	N	N	3424 97TH AV SE
1	072405	9129	09/11/03	1125000	3290	0	11	2001	3	9100	N	N	3418 97TH AV SE
1	735570	0210	09/03/02	1475000	3600	1080	11	1998	3	21565	Y	N	1818 70TH AV SE
1	072405	9032	02/10/03	1450000	3610	0	11	2001	3	9301	N	N	3422 97TH AV SE
1	544230	0615	06/07/02	2000000	3880	0	11	1996	3	18795	Y	Y	2227 60TH AV SE
1	800000	0040	03/01/02	4000000	3260	1550	12	1993	3	15004	Y	Y	8900 N MERCER WY
1	800000	0060	07/22/03	1600000	4230	800	12	1991	3	15037	Y	N	8904 N MERCER WY
1	072405	9125	08/04/03	2000000	4470	0	12	1983	3	64144	N	Y	9730 N MERCER WY
1	413930	0346	08/20/03	4575000	6610	350	12	2000	3	23922	Y	Y	9400 SE 33RD ST
2	502190	0305	04/19/02	384950	1010	920	7	1954	4	12194	N	N	3636 86TH AV SE
2	502190	0205	05/28/03	415000	1040	1040	7	1947	4	10980	N	N	3917 88TH AV SE
2	502190	0855	02/06/03	412000	1040	520	7	1948	4	11400	N	N	8827 SE 39TH ST
2	502190	0310	06/07/02	399950	1230	0	7	1951	4	12596	N	N	3628 86TH AV SE
2	502190	0775	07/31/02	415000	1580	0	7	1956	3	11660	N	N	3903 86TH AV SE
2	545600	0280	08/08/03	600000	1580	1060	7	1960	4	8000	Y	N	9810 MERCERWOOD DR
2	502190	0710	06/30/03	380500	1640	0	7	1953	3	13300	N	N	8414 SE 39TH ST
2	502190	0930	05/23/03	390000	1640	620	7	1956	3	13300	N	N	8814 SE 40TH ST
2	502190	0640	09/29/03	525000	1950	0	7	1951	3	22800	N	N	8447 SE 37TH ST
2	122404	9097	08/11/03	570000	1980	0	7	1964	5	10454	N	N	3840 83RD AV SE
2	545900	0305	06/09/03	425000	1070	990	8	1964	3	10200	N	N	3720 79TH AV SE
2	545900	0015	05/28/02	443500	1100	1100	8	1962	4	7910	N	N	3419 79TH AV SE
2	545600	0055	09/03/03	412000	1200	0	8	1956	4	8000	N	N	4123 97TH AV SE
2	502190	0385	08/20/03	444000	1380	0	8	1958	4	11070	N	N	3615 90TH AV SE
2	545900	0095	01/24/02	410000	1390	1250	8	1962	4	8960	N	N	3741 79TH AV SE
2	545600	0030	04/24/02	380000	1430	0	8	1955	4	7700	N	N	4043 97TH AV SE

**Improved Sales Used in this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	545900	0355	03/04/03	490000	1460	1340	8	1960	4	10434	N	N	3627 80TH AV SE
2	778500	0270	06/19/03	436000	1540	870	8	1965	4	14400	N	N	3736 GALLAGHER HILL RD
2	445790	0045	02/05/02	440000	1560	670	8	1958	4	11097	Y	N	3867 83RD AV SE
2	545600	0160	08/18/03	459950	1560	0	8	1956	4	7500	N	N	9702 SE 41ST ST
2	778500	0100	09/13/02	446000	1600	390	8	1964	4	9000	N	N	3941 91ST AV SE
2	445810	0020	05/06/02	534000	1610	730	8	1972	4	11645	N	N	3820 80TH AV SE
2	347500	0040	04/24/02	510000	1780	0	8	1967	3	9765	N	N	8280 SE 34TH ST
2	265550	0249	04/03/02	447000	1810	0	8	1958	4	12000	N	N	3844 GREENBRIER LN
2	545930	0020	08/01/03	429000	1850	0	8	1958	4	8000	N	N	4124 96TH AV SE
2	502190	0335	07/22/02	420000	1870	0	8	1978	3	12100	N	N	3610 88TH AV SE
2	545900	0270	03/07/02	439500	1900	0	8	1962	4	9600	N	N	3780 79TH AV SE
2	122404	9100	04/24/02	446000	1940	0	8	1962	4	9180	N	N	3828 83RD AV SE
2	502190	0345	09/22/03	426000	2020	0	8	1979	3	11400	N	N	8825 SE 36TH ST
2	445810	0060	02/05/03	360000	2040	0	8	1958	3	11760	N	N	3718 81ST AV SE
2	502190	0030	06/05/02	475000	2070	0	8	1967	4	12350	N	N	8447 SE 36TH ST
2	502190	0340	01/06/03	446000	2220	0	8	1979	3	12730	N	N	8815 SE 36TH ST
2	545930	0005	03/04/03	484113	2230	0	8	1967	4	11500	N	N	4148 96TH AV SE
2	122404	9112	04/12/02	450000	2330	0	8	1979	3	20908	N	N	3870 83RD AV SE
2	072405	9123	07/07/03	565000	2380	0	8	1979	3	9989	N	N	9920 SE 40TH ST
2	545950	0135	09/12/02	512000	870	1230	9	1983	4	9630	Y	N	9350 MERCERWOOD DR
2	216241	0050	02/11/03	391500	1350	250	9	1983	3	3023	N	N	3615 93RD AV SE
2	666680	0290	08/20/02	628000	1520	1510	9	1966	5	13040	N	N	8441 SE 33RD PL
2	216241	0060	03/01/02	395000	1610	310	9	1988	3	3259	N	N	3621 93RD AV SE
2	445840	0060	03/20/03	583750	1720	0	9	2002	3	11875	Y	N	3706 80TH AV SE
2	666680	0100	03/20/02	460000	1960	0	9	1965	3	11000	N	N	8428 SE 34TH PL
2	545230	0820	04/09/02	500000	2000	0	9	1957	4	10020	N	N	2901 84TH AV SE
2	545190	0020	03/18/03	665000	2390	0	9	1977	3	10584	N	N	3215 84TH AV SE
2	502190	0455	07/17/02	692000	2670	0	9	1997	3	12100	N	N	8802 SE 37TH ST
2	265550	0277	11/18/02	733000	3300	820	9	2000	3	13140	N	N	3710 GALLAGHER HILL RD
2	265550	0278	03/25/02	747999	3300	460	9	2000	3	13950	N	N	3630 GALLAGHER HILL RD
2	265550	0242	12/11/02	1100000	3180	1300	11	2001	3	13592	N	N	3985 92ND PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	265550	0243	05/09/03	1200000	3580	1250	11	2002	3	11478	Y	N	3985 92ND PL SE
3	192405	9072	08/04/03	436000	1180	0	6	1946	3	18075	N	N	5045 E MERCER WY
3	673570	0050	06/27/02	313500	1100	0	7	1954	4	10173	N	N	9102 SE 41ST ST
3	019110	1085	04/22/02	399950	1220	0	7	1960	4	8636	N	N	4752 90TH AV SE
3	445730	0595	07/09/02	374750	1290	0	7	1955	3	9474	N	N	4349 92ND AV SE
3	019110	0465	02/24/03	309000	1460	0	7	1950	3	10125	N	N	4526 86TH AV SE
3	019110	0460	08/06/02	320000	1480	0	7	1951	3	10449	N	N	4532 86TH AV SE
3	673570	0040	12/11/02	420000	1490	710	7	1990	3	8803	N	N	4049 92ND AV SE
3	673590	0005	05/06/03	347000	1710	0	7	1955	4	7784	N	N	4005 90TH AV SE
3	019110	0785	07/24/03	420000	1720	0	7	1958	4	9398	N	N	4626 89TH AV SE
3	673570	0055	06/26/03	369500	1720	0	7	1954	3	8873	N	N	4050 91ST AV SE
3	019110	0585	08/27/03	509000	1730	730	7	1963	3	10125	N	N	4629 88TH AV SE
3	445730	0570	05/08/03	556000	1750	0	7	1958	3	18641	N	N	4315 92ND AV SE
3	673570	0070	07/10/02	363000	1790	0	7	1954	4	8873	N	N	4032 91ST AV SE
3	865090	0005	06/02/03	450000	1800	0	7	1959	3	12495	N	N	9016 SE 60TH ST
3	545030	0085	07/22/03	485000	1950	0	7	1950	4	10125	N	N	4041 85TH AV SE
3	019110	0470	08/14/03	444000	2010	0	7	1947	4	10125	N	N	4520 86TH AV SE
3	545030	0007	03/28/02	375000	2160	0	7	1954	4	10998	N	N	8406 SE 42ND ST
3	545030	0075	07/18/03	522500	2200	0	7	1950	5	10125	N	N	4023 85TH AV SE
3	019110	0345	09/03/02	420000	1140	620	8	1965	4	8775	N	N	4541 88TH AV SE
3	019110	0455	08/13/03	385000	1160	880	8	1975	3	9630	N	N	4540 ISLAND CREST WY
3	019110	0845	07/12/02	440000	1200	740	8	1965	4	9525	N	N	9010 SE 47TH ST
3	258190	0102	02/28/02	435000	1200	1200	8	1962	3	11335	N	N	7219 93RD AV SE
3	759810	0081	09/18/02	400000	1250	440	8	1959	3	11000	N	N	9005 SE 44TH ST
3	019110	0985	06/25/03	625000	1350	970	8	1966	5	10575	N	N	4728 92ND AV SE
3	792410	0030	01/03/02	425000	1370	1040	8	1955	4	6750	N	N	4040 89TH AV SE
3	792410	0015	01/30/02	395000	1380	1040	8	1955	3	6750	N	N	4018 89TH AV SE
3	792410	0025	02/22/02	434950	1390	840	8	1955	4	6750	N	N	4032 89TH AV SE
3	003100	0045	11/15/02	380000	1490	720	8	1955	4	7140	N	N	4050 92ND AV SE
3	003100	0131	06/09/03	393000	1500	0	8	1954	4	8670	N	N	4119 93RD AV SE
3	019110	0840	06/24/03	425000	1500	0	8	1961	3	9525	N	N	9020 SE 47TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	545990	0035	05/20/03	569000	1540	1380	8	1957	4	13000	N	N	9219 SE 43RD ST
3	545600	0330	09/11/02	420000	1560	400	8	1957	3	7626	Y	N	9703 MERCERWOOD DR
3	545030	0120	02/21/03	430000	1580	1280	8	1955	4	10834	N	N	4143 85TH AV SE
3	003100	0090	09/12/02	420000	1590	0	8	1954	4	9350	N	N	4019 93RD AV SE
3	003100	0105	08/16/02	430000	1590	0	8	1954	4	8670	N	N	4045 93RD AV SE
3	003100	0305	10/11/02	385000	1590	0	8	1955	4	7140	N	N	4230 92ND AV SE
3	003100	0120	05/10/02	401000	1610	0	8	1954	4	8670	N	N	4105 93RD AV SE
3	228730	0280	01/28/02	409000	1610	0	8	1959	4	10080	N	N	8812 SE 59TH ST
3	445730	0465	06/17/02	549000	1610	1180	8	1963	5	10125	N	N	4324 89TH AV SE
3	856350	0010	07/08/02	596000	1610	1180	8	1975	4	11782	N	N	9210 SE 68TH ST
3	228730	0250	09/04/02	435000	1620	0	8	1960	4	10080	N	N	8838 SE 59TH ST
3	865070	0030	09/20/02	530000	1620	710	8	1957	4	12840	N	N	8805 SE 60TH ST
3	673570	0010	09/17/02	437000	1630	0	8	1955	4	8808	N	N	4011 92ND AV SE
3	003100	0235	09/22/03	410000	1640	0	8	1955	4	8736	N	N	4128 93RD AV SE
3	003100	0005	10/26/02	380000	1660	0	8	1955	3	9375	N	N	9203 SE 40TH ST
3	228700	0220	05/06/03	509000	1690	0	8	1959	4	14518	N	N	9012 SE 58TH ST
3	435130	0246	05/02/02	390000	1690	0	8	1965	3	9750	N	N	4819 91ST AV SE
3	003120	0015	05/29/03	499000	1710	620	8	1956	3	9010	N	N	4223 94TH AV SE
3	003100	0015	07/17/02	480000	1740	0	8	1955	4	7500	N	N	9215 SE 40TH ST
3	758230	0010	06/18/02	462500	1740	0	8	1971	4	9605	N	N	4824 90TH AV SE
3	435130	0249	04/15/03	450000	1750	0	8	1961	4	7500	N	N	4817 91ST AV SE
3	019110	0600	06/18/03	459000	1790	0	8	1981	3	6375	N	N	4665 88TH AV SE
3	032110	0215	03/11/02	595200	1860	750	8	1968	4	20620	Y	N	8055 E MERCER WY
3	003100	0055	06/30/03	429950	1880	0	8	1955	4	7140	N	N	4102 92ND AV SE
3	019110	0830	02/27/03	350000	1880	0	8	1966	4	9525	N	N	4657 91ST AV SE
3	345600	0190	08/26/03	425000	1880	260	8	1974	3	14152	N	N	9115 SE 72ND PL
3	182405	9112	09/26/03	644950	2000	1500	8	1957	4	16500	N	N	4242 85TH AV SE
3	545600	0350	12/26/02	475000	2020	900	8	1955	4	10340	N	N	4279 SHORECLUB DR
3	003110	0020	12/27/02	625000	2030	320	8	1957	4	8750	N	N	9310 SE 43RD ST
3	865070	0045	08/19/03	480000	2140	0	8	1958	4	12840	N	N	8841 SE 60TH ST
3	228730	0170	02/13/02	492000	2230	0	8	1960	4	10800	N	N	9038 SE 59TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	445730	0435	09/11/02	785000	2260	0	8	2002	3	10125	N	N	4351 90TH AV SE
3	445730	0040	07/25/02	480000	2390	0	8	1958	4	9807	N	N	4257 92ND AV SE
3	445730	0235	06/25/02	562000	2490	0	8	1968	3	10125	N	N	4210 89TH AV SE
3	228700	0410	10/05/02	500000	2610	0	8	1959	4	14670	N	N	5605 89TH AV SE
3	019110	0265	07/09/03	515000	2710	0	8	1959	4	9525	N	N	4533 89TH AV SE
3	228730	0290	06/30/03	673000	2830	0	8	1997	3	10350	N	N	8806 SE 59TH ST
3	759810	0113	05/14/03	385000	2850	0	8	1965	3	10000	N	N	8913 SE 44TH ST
3	362250	0055	01/30/02	520000	3080	0	8	1955	4	17952	N	N	4358 86TH AV SE
3	192300	0450	01/10/02	525000	1450	1010	9	1970	4	13910	Y	N	9340 SE 46TH ST
3	865120	0100	02/02/02	715000	1480	720	9	1971	5	15360	Y	N	6130 93RD AV SE
3	546050	0100	06/25/03	565000	1500	850	9	1977	3	12000	Y	N	4290 SHORECLUB DR
3	228800	0060	03/07/03	475000	1580	760	9	1975	4	8075	Y	N	9252 SE 59TH ST
3	345600	0310	06/16/03	545000	1630	850	9	1966	4	9379	N	N	8871 SE 72ND PL
3	252400	0180	03/11/02	450000	1720	280	9	1988	3	21467	N	N	4771 FERNRIDGE LN
3	865120	0300	04/26/02	595000	1730	800	9	1976	4	20880	N	N	6170 94TH AV SE
3	865120	0120	08/13/03	775000	1780	1480	9	1968	4	9720	Y	N	6140 93RD AV SE
3	856610	0140	06/24/03	705000	1810	1390	9	1966	5	18430	Y	N	7420 92ND PL SE
3	856590	0050	09/11/03	549000	1820	440	9	1964	4	10716	N	N	8836 SE 72ND PL
3	856610	0310	05/12/03	575000	1860	1780	9	1969	4	6962	Y	N	7258 91ST AV SE
3	856610	0240	10/09/02	659000	1910	970	9	1966	4	17160	Y	N	7246 91ST AV SE
3	019110	0065	04/02/02	685000	1920	610	9	1972	4	9525	N	N	4526 91ST AV SE
3	345600	0010	07/12/02	540000	2080	1010	9	1965	4	11139	N	N	8868 SE 72ND PL
3	667290	0250	05/14/03	440000	2120	0	9	1960	3	7150	N	N	8811 SE 56TH ST
3	184550	0060	04/25/03	526000	2150	0	9	1966	4	7125	N	N	6901 94TH AV SE
3	192300	0120	02/07/02	550000	2200	730	9	1977	3	11500	N	N	9355 SE 47TH ST
3	856610	0280	04/15/03	737000	2230	1670	9	1969	4	10200	Y	N	7428 91ST AV SE
3	545050	0150	08/13/03	980000	2250	2100	9	1967	4	17250	N	N	5704 93RD AV SE
3	345600	0100	07/09/02	471000	2300	0	9	1966	3	12168	N	N	7215 92ND AV SE
3	856610	0190	07/14/03	617000	2300	1070	9	1968	4	14850	N	N	7402 92ND PL SE
3	019110	0700	09/01/03	540000	2340	0	9	1972	4	9525	N	N	4638 88TH AV SE
3	667290	0220	05/22/03	535000	2390	0	9	1962	4	8925	N	N	8822 SE 56TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	545030	0066	02/06/03	775000	2430	0	9	2002	3	10125	N	N	4011 85TH AV SE
3	435130	0252	05/16/03	490000	2450	0	9	1969	4	11000	N	N	9070 SE 50TH ST
3	856590	0100	04/23/03	660000	2450	0	9	1964	5	10716	N	N	8855 SE 72ND PL
3	545050	0180	07/09/02	725000	2680	0	9	1970	4	14850	N	N	9315 SE 57TH ST
3	435130	0976	07/01/02	605000	2690	0	9	1978	3	8500	N	N	5040 90TH AV SE
3	545050	0120	05/16/02	605000	2690	0	9	1969	4	13225	N	N	5705 93RD AV SE
3	019110	1210	09/17/02	841000	2710	690	9	2002	3	9525	N	N	8890 SE 47TH ST
3	546030	0045	09/19/03	665000	2920	0	9	1961	4	10315	Y	N	4232 94TH AV SE
3	545050	0270	07/26/02	839000	2930	450	9	2000	3	9328	N	N	9108 SE 57TH ST
3	445730	0470	07/14/03	741200	3030	0	9	1990	3	10125	N	N	4320 89TH AV SE
3	019110	0710	07/24/02	680000	3090	0	9	2001	3	8816	N	N	4618 88TH AV SE
3	219410	0050	06/19/03	687500	3180	0	9	1977	3	11340	Y	N	4385 FERNBROOK DR
3	258190	0211	10/31/02	1050000	3200	910	9	1997	3	15600	N	N	7206 93RD AV SE
3	192300	0440	04/09/02	605000	1460	1050	10	1972	3	14790	Y	N	9320 SE 46TH ST
3	216200	0260	05/06/02	495000	1510	1230	10	1977	3	16956	Y	N	4915 E MERCER WY
3	216200	0280	07/21/03	625000	1510	1330	10	1971	3	20520	N	N	4813 E MERCER WY
3	192300	0220	07/11/02	686000	1610	1180	10	1976	3	9666	Y	N	9321 SE 46TH ST
3	252400	0100	07/23/03	555000	1670	620	10	1980	3	16440	Y	N	4751 E MERCER WY
3	216200	0200	07/15/03	679000	2080	590	10	1976	3	14300	Y	N	5007 E MERCER WY
3	435130	1230	08/14/03	659500	2480	900	10	1963	5	16440	N	N	4 LINDLEY RD
3	545600	0490	04/28/03	725000	2480	920	10	1957	4	10535	Y	N	9843 MERCERWOOD DR
3	216200	0290	10/16/02	725000	2570	1230	10	1974	4	17600	Y	N	4811 E MERCER WY
3	546040	0040	05/14/03	725000	2720	0	10	1963	3	13630	N	N	4285 SHORECLUB DR
3	751100	0150	07/02/02	750000	2730	1130	10	1962	5	17700	N	N	6135 90TH AV SE
3	865120	0040	03/26/03	576000	2790	0	10	1964	4	15840	Y	N	6155 93RD AV SE
3	667290	0500	08/26/02	800000	2800	650	10	1964	4	14382	N	N	5408 91ST AV SE
3	362780	0030	01/15/03	980000	3040	1220	10	1989	3	11875	Y	N	7712 89TH PL SE
3	865120	0050	04/11/03	840000	3250	0	10	1990	3	15520	Y	N	6163 93RD AV SE
3	019110	0275	08/23/02	850000	3500	0	10	1999	3	9525	N	N	4547 89TH AV SE
3	192405	9019	05/16/03	920000	3580	0	10	1990	3	16552	Y	N	5255 E MERCER WY
3	865120	0070	07/12/02	950000	3640	0	10	1976	4	15450	Y	N	6012 93RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	362550	0060	12/09/02	1187500	3750	0	10	1965	4	15200	Y	N	8551 SE 82ND ST
3	192300	0030	04/13/03	839900	3840	0	10	1983	3	18000	Y	N	4591 E MERCER WY
3	192300	0020	06/23/03	825000	3880	0	10	1983	3	17630	Y	N	9360 SE 46TH ST
3	667290	0080	06/26/03	1150000	4440	0	10	1994	3	15719	N	N	8938 SE 54TH ST
3	362780	0120	07/21/03	614500	1800	1500	11	1975	3	11400	Y	N	7807 89TH PL SE
3	258190	0196	08/09/02	900000	2320	1170	11	1990	3	12437	Y	N	7214 94TH AV SE
3	856640	0060	05/23/02	815000	2510	720	11	1986	3	11680	N	N	8824 SE 77TH PL
3	302405	9185	12/13/02	760000	2560	780	11	1990	3	25700	Y	N	7927 E MERCER WY
3	856640	0050	08/19/02	916600	2950	430	11	1986	3	15245	N	N	8828 SE 77TH PL
3	258190	0050	11/08/02	1189000	3150	800	11	1999	3	10992	Y	N	7011 92ND AV SE
3	667290	0170	09/10/03	769000	3290	0	11	1964	4	16660	N	N	8815 SE 54TH ST
3	362780	0290	06/21/02	880000	3620	0	11	1985	3	7700	Y	N	7705 89TH PL SE
3	856640	0130	05/15/02	915000	3850	0	11	1986	3	12528	N	N	8851 SE 74TH PL
3	545600	0585	01/17/03	1075000	3860	1200	11	1999	3	18900	Y	N	4291 E. MERCER WY
3	856640	0150	12/26/02	910000	4110	0	11	1988	3	12426	N	N	8875 SE 74TH PL
3	807920	0040	07/17/03	1030000	3630	760	12	1990	3	33061	Y	N	9000 SE 79TH ST
3	807920	0020	07/17/03	958000	3810	90	12	1989	3	10325	Y	N	9040 SE 79TH ST
4	192405	9030	02/25/02	950000	640	0	5	1946	3	13068	Y	Y	5048 BUTTERWORTH RD
4	210700	0070	05/01/03	340000	590	0	6	1920	4	9600	Y	N	3706 E MERCER WY
4	302405	9086	07/29/03	650000	1280	1280	7	1961	4	15400	Y	N	7900 E MERCER WY
4	258070	0045	08/29/02	500000	2530	0	7	1959	5	12096	Y	N	6817 96TH AV SE
4	192405	9200	04/08/02	995000	1260	1650	8	1959	4	20555	Y	Y	6260 E MERCER WY
4	302405	9174	08/26/03	499000	1370	310	8	1975	4	13000	N	N	9515 SE 69TH ST
4	082405	9237	09/23/03	600000	1610	1480	8	1958	3	13000	N	N	3828 100TH AV SE
4	302405	9037	03/06/03	475000	1800	0	8	1973	3	15500	Y	N	9530 SE 71ST ST
4	032110	0065	06/18/03	837000	1810	1000	8	1972	3	17281	Y	N	8240 E MERCER WY
4	192405	9180	07/24/03	1450000	1850	1820	8	1966	5	17000	Y	Y	5826 E MERCER WY
4	192405	9111	05/22/02	1190000	1910	1110	8	1954	3	24829	Y	Y	5656 E MERCER WY
4	004610	0157	04/24/02	483000	2350	0	8	1977	3	16000	N	N	4352 E MERCER WY
4	073610	0040	03/26/02	444000	1406	580	9	1977	4	9000	Y	N	8526 E MERCER WY
4	747350	0020	12/12/02	680000	1610	500	9	1967	5	14706	Y	N	6634 E MERCER WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	215450	0060	07/02/03	839000	1690	1350	9	1972	4	17100	Y	N	6208 E MERCER WY
4	413190	0037	05/07/03	847000	1720	1210	9	1971	5	16270	Y	N	4044 E MERCER WY
4	302405	9098	06/19/03	1050000	1880	0	9	1973	4	16659	Y	Y	6800 96TH AV SE
4	302405	9170	08/14/03	829000	2200	1480	9	1974	5	21780	Y	N	6691 E MERCER WY
4	257950	0120	09/05/02	2085000	2260	1800	9	1952	5	34764	Y	Y	7452 E MERCER WY
4	192405	9155	10/06/03	808000	2470	1200	9	1985	3	8990	Y	N	5916 E MERCER WY
4	302405	9217	08/16/02	683000	2510	0	9	1989	4	12625	Y	N	7906 E MERCER WY
4	192405	9176	06/25/02	717000	2910	1190	9	1967	4	24075	Y	N	4810 E MERCER WY
4	192200	0190	05/14/02	810000	3290	920	9	1972	5	13000	Y	N	9428 SE 52ND ST
4	004610	0508	04/24/03	1012500	3430	0	9	1998	3	14450	N	Y	4466 FERNCROFT RD
4	003300	0030	09/05/03	875000	3740	410	9	1975	5	18150	Y	N	4547 FERNCROFT RD
4	192405	9099	02/19/03	930000	2040	1250	10	1971	4	18453	Y	Y	6224 E MERCER WY
4	143870	0070	03/04/02	1625000	2160	1970	10	1964	5	13501	Y	Y	5420 96TH AV SE
4	257950	0050	05/24/02	1690000	2400	1370	10	1984	3	25660	Y	Y	7222 E MERCER WY
4	239600	0020	07/29/02	1028500	2590	1020	10	1979	4	15914	Y	N	9524 SE 68TH ST
4	866140	0100	04/18/03	601500	2690	980	10	1973	3	37674	N	N	5320 E MERCER WY
4	258010	0065	04/01/02	987500	2980	660	10	1998	3	9605	Y	N	7114 E MERCER WY
4	258010	0065	03/18/03	988500	2980	660	10	1998	3	9605	Y	N	7114 E MERCER WY
4	302405	9155	06/25/03	1849000	3260	2070	10	1973	3	14600	Y	Y	9625 SE 71ST ST
4	302405	9155	11/27/02	1605000	3260	2070	10	1973	3	14600	Y	Y	9625 SE 71ST ST
4	192405	9075	08/14/03	1998000	3450	1940	10	1999	3	12600	Y	Y	5804 E MERCER WY
4	192200	0110	02/28/03	1150000	3590	1260	10	2001	3	19564	N	N	9407 SE 52ND ST
4	192405	9304	06/25/02	1175000	3770	1180	10	1976	4	26136	Y	Y	5456 E MERCER WY
4	302405	9201	07/07/03	1200000	3920	0	10	1991	3	12650	Y	N	7938 E MERCER WY
4	185600	0030	04/09/03	1275000	4070	1060	10	1985	3	17860	Y	N	9725 SE 43RD ST
4	192200	0100	07/10/02	1250000	4100	460	10	2001	3	12880	N	N	9411 SE 52ND ST
4	866140	0110	03/24/03	585000	1420	600	11	1998	3	18000	N	N	5340 BUTTERWORTH RD
4	302405	9195	07/24/03	1350000	2420	1800	11	1981	4	9574	Y	Y	6942 96TH AV SE
4	866140	0125	10/29/02	1150000	2557	1892	11	1997	3	29833	N	N	5360 BUTTERWORTH RD
4	426000	0020	09/05/02	799000	3320	220	11	1985	3	18760	Y	N	9565 SE 61ST PL
4	258010	0015	08/07/02	2525000	3740	1200	11	1993	3	14790	Y	Y	9607 SE 71ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	302405	9222	11/14/02	928000	3810	0	11	1990	3	8400	Y	N	6929 96TH AV SE
4	252420	0030	05/23/03	870000	4190	0	11	1979	3	15415	Y	N	4410 E MERCER WY
5	509330	0420	10/31/02	538000	755	0	6	1944	4	7759	Y	N	6635 SE 25TH ST
5	409950	1035	05/02/02	417000	1370	0	6	1920	4	12000	N	N	2402 66TH AV SE
5	409950	1246	07/03/03	385000	1760	0	6	1973	4	8800	N	N	2407 70TH AV SE
5	217450	1405	10/04/02	460000	1100	920	7	1948	4	6000	Y	N	2925 71ST AV SE
5	531510	0167	05/08/03	360000	1110	480	7	1949	3	11886	Y	N	7416 SE 24TH ST
5	509330	1120	05/05/03	412500	1240	650	7	1961	3	6000	Y	N	2838 67TH AV SE
5	217510	0345	07/10/02	490000	1290	360	7	1942	5	6000	Y	N	3021 70TH AV SE
5	130030	0720	10/03/02	550000	1320	260	7	1954	4	7200	N	N	3204 74TH AV SE
5	217450	1615	08/27/02	495000	1350	0	7	1950	4	9000	N	N	2926 71ST AV SE
5	531510	0677	06/20/02	370000	1350	0	7	1955	4	9375	N	N	7210 SE 29TH ST
5	409950	1085	09/30/03	650000	1360	1130	7	1908	5	12500	Y	N	2436 66TH AV SE
5	217450	2010	04/24/03	330000	1480	280	7	1947	4	7000	N	N	2739 72ND AV SE
5	130030	1288	06/25/03	467000	1530	0	7	1951	4	7062	Y	N	3220 72ND AV SE
5	217450	3800	07/16/03	420000	1620	0	7	1945	4	8800	N	N	2511 71ST AV SE
5	362350	0031	04/29/02	529000	1640	0	7	1987	3	19000	Y	N	3690 W MERCER WY
5	330770	0275	04/26/02	375000	1680	0	7	1952	4	7262	N	N	2257 71ST AV SE
5	217450	0885	04/09/03	425000	1715	0	7	1984	3	9075	Y	N	3051 67TH AV SE
5	531510	0807	10/23/02	499000	1730	0	7	1957	4	10258	N	N	2937 74TH AV SE
5	130030	2335	08/26/03	436000	1760	0	7	1950	4	12450	N	N	7235 SE 32ND ST
5	531510	0279	02/10/03	439900	2040	0	7	2000	3	7924	N	N	7216 SE 24TH ST
5	545880	0235	07/23/03	430500	1020	840	8	1958	4	7350	N	N	3411 77TH PL SE
5	545880	0340	05/10/03	374000	1100	1100	8	1961	4	9540	N	N	7751 SE 34TH ST
5	545880	0195	07/29/02	461550	1120	0	8	1959	3	8400	N	N	3448 76TH PL SE
5	545880	0170	05/01/02	456000	1280	800	8	1962	4	15484	N	N	3620 76TH AV SE
5	545880	0035	12/22/02	329455	1320	0	8	1959	3	7210	N	N	7644 SE 34TH ST
5	545880	0090	06/26/03	430000	1370	650	8	1964	3	16848	N	N	3459 76TH PL SE
5	545880	0645	04/08/02	375000	1410	0	8	1958	3	8000	N	N	3704 77TH PL SE
5	545880	0655	07/26/02	315000	1410	0	8	1958	3	8160	N	N	3722 77TH PL SE
5	409950	0985	01/28/03	440000	1420	0	8	1958	4	8970	Y	N	2425 66TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	545880	0535	12/05/02	370000	1420	800	8	1959	3	10160	N	N	7711 SE 39TH ST
5	545880	0540	12/02/02	410000	1420	660	8	1959	3	8755	N	N	7719 SE 39TH ST
5	545880	0690	05/09/02	415000	1430	0	8	1962	3	7875	N	N	7720 SE 39TH ST
5	130030	2051	08/13/02	635000	1490	530	8	1958	4	8400	N	N	3422 74TH AV SE
5	545880	0180	05/28/03	580000	1500	1060	8	1996	3	6750	N	N	3604 76TH PL SE
5	426070	0025	04/27/03	670000	1540	1540	8	1952	4	8835	N	N	2746 73RD AV SE
5	362350	0044	07/15/03	567500	1580	1580	8	1959	3	14725	N	N	3874 W MERCER WY
5	545880	0595	08/07/02	485000	1640	800	8	1967	3	12650	N	N	7712 SE 39TH ST
5	509330	0905	10/24/02	525000	1670	940	8	1952	4	6650	Y	N	2777 70TH PL SE
5	217450	2310	06/09/03	619375	1700	980	8	1981	3	9000	Y	N	2825 67TH AV SE
5	130030	1345	05/12/03	647500	1790	890	8	1962	4	8200	Y	N	3405 72ND PL SE
5	935910	0210	09/04/03	540000	1910	800	8	1952	3	7500	Y	N	6944 SE 33RD ST
5	545880	0115	08/06/03	435000	1930	0	8	1959	4	7350	N	N	3431 77TH AV SE
5	545880	0420	06/05/02	500000	1930	0	8	1958	4	9840	N	N	7616 SE 40TH ST
5	545880	0140	04/24/03	577000	2190	0	8	1958	4	7350	N	N	3465 77TH AV SE
5	935090	0635	08/04/03	829000	2315	1210	8	1956	5	7600	Y	N	3515 72ND AV SE
5	217450	2150	03/04/02	550000	2330	0	8	1950	5	9450	N	N	2734 70TH AV SE
5	531510	0690	04/15/02	585000	2400	0	8	1966	4	17112	N	N	2729 73RD AV SE
5	531510	0390	11/07/02	610000	2710	810	8	1954	4	11934	Y	N	7236 SE 27TH ST
5	409950	1130	09/29/03	570360	3490	0	8	2002	3	9600	N	N	6605 SE 24TH ST
5	509330	0710	08/21/03	775000	1490	1030	9	1967	4	10500	Y	N	2725 69TH AV SE
5	935910	0761	03/28/02	834200	2030	880	9	1963	4	13800	Y	N	6915 SE 33RD ST
5	130030	1140	03/14/02	705000	2420	0	9	2001	3	6200	N	N	3311 72ND PL SE
5	362350	0228	09/09/03	698900	2660	690	9	1977	3	9775	N	N	7411 SE 36TH ST
5	217510	0030	06/19/03	1140000	3240	0	9	2001	3	9300	Y	N	3058 68TH AV SE
5	330770	0310	04/04/03	675000	3330	0	9	1990	3	6896	N	N	2256 71ST AV SE
5	362350	0105	05/22/02	650000	1960	980	10	1990	3	13595	N	N	3844 W MERCER WY
5	130030	2288	10/29/02	865000	2060	1400	10	1996	3	16720	N	N	3206 74TH PL SE
5	935090	0095	03/13/03	1080327	2885	0	10	2002	3	9200	Y	N	6924 SE ALLEN ST
5	531510	0277	02/12/02	950000	3310	0	10	2001	3	7924	N	N	2278 72ND AV SE
5	214126	0030	06/10/02	750000	2250	1190	11	1992	3	17632	Y	N	3220 74TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	362350	0028	09/12/03	1600000	3110	1450	11	2000	3	16653	Y	N	3660 W MERCER WY
5	935910	0745	02/24/03	1495000	4010	410	11	2001	3	10000	Y	N	6955 SE 33RD ST
5	531510	0278	06/11/03	1442500	4570	1250	11	2001	3	15848	Y	N	7228 SE 24TH ST
6	148330	0611	09/22/03	435000	1040	730	7	1958	4	5000	N	N	2440 64TH AV SE
6	148330	0255	09/20/02	370000	1210	420	7	1949	3	6000	N	N	2439 61ST AV SE
6	157410	0355	11/20/02	376500	1230	920	7	1968	3	6240	N	N	8024 SE MITCHELL ST
6	217450	0305	06/10/02	540000	1320	1320	7	1958	4	9000	N	N	3045 61ST AV SE
6	217450	3630	12/11/02	397000	1460	0	7	1954	4	6171	N	N	6311 SE 27TH ST
6	148330	0525	09/26/02	495000	1500	0	7	1958	5	8500	N	N	2440 63RD AV SE
6	217450	3525	06/26/03	559000	1590	0	7	1997	3	9000	N	N	2735 63RD AV SE
6	217450	3410	10/09/03	470000	1730	0	7	1949	4	9000	N	N	2736 62ND AV SE
6	362350	0215	03/06/03	449000	1860	0	7	1956	3	11810	N	N	4103 W MERCER WY
6	217450	0255	04/23/02	457500	1880	0	7	1954	4	9500	N	N	3011 61ST AV SE
6	148330	0385	03/14/03	565000	2000	0	7	1964	5	12300	Y	N	6200 SE 27TH ST
6	217450	3100	01/30/03	575000	2150	0	7	1923	4	9525	Y	N	2706 60TH AV SE
6	252404	9246	04/04/03	510000	2360	0	7	1942	5	18730	N	N	6709 W MERCER WY
6	217450	3545	11/07/02	515000	1160	0	8	1940	5	9000	N	N	6216 SE 28TH ST
6	217450	0700	03/20/02	484000	1620	0	8	1986	5	4596	N	N	3054 65TH PL SE
6	407600	0080	06/09/03	2100000	1960	990	8	1940	4	18236	Y	Y	5035 84TH AV SE
6	217450	0320	05/17/02	489000	2130	0	8	1990	3	6000	N	N	3049 61ST AV SE
6	148330	0335	06/17/03	510000	2150	740	8	1991	3	7500	N	N	2445 62ND AV SE
6	362350	0205	09/24/03	550000	1650	1650	9	1951	3	11050	N	N	4146 BOULEVARD PL
6	536800	0130	08/14/02	938000	1730	1470	9	1972	4	16152	Y	N	7525 SE 71ST ST
6	548680	0070	10/01/02	575000	1910	460	9	1965	3	15235	Y	N	8105 SE 44TH ST
6	926980	0030	08/20/03	557000	1920	1700	9	1963	3	17383	N	N	5205 W MERCER PL
6	936200	0080	08/23/02	820000	1950	930	9	1973	4	20925	Y	N	7449 W MERCER WY
6	113700	0020	07/23/02	950000	2010	1680	9	1972	3	15398	Y	N	2 BROOK BAY RD
6	545130	0015	05/22/02	875000	2030	1330	9	1985	3	15097	Y	N	7685 W MERCER WY
6	936570	0164	03/21/02	545000	2190	650	9	1977	3	24640	N	N	4215 W MERCER WY
6	362350	0206	08/05/02	654000	2370	620	9	1954	3	11050	N	N	4148 BOULEVARD PL
6	404510	0130	03/29/03	975000	2430	1230	9	1949	5	26803	Y	N	4647 W MERCER WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	335850	0830	04/09/03	862500	2490	910	9	1978	4	27200	Y	N	8275 W MERCER WY
6	814330	0060	09/19/03	1420000	2590	1060	9	1999	3	16000	Y	N	5413 W MERCER WY
6	814330	0060	06/25/02	1312110	2590	1060	9	1999	3	16000	Y	N	5413 W MERCER WY
6	132404	9031	04/02/03	839000	2620	1380	9	1967	3	14355	Y	N	4628 FOREST AV SE
6	252404	9105	04/18/02	830000	2760	1110	9	1976	5	16427	N	N	7260 HOLLY HILL DR
6	409480	0020	03/04/03	896950	2760	0	9	1965	4	13701	N	N	7865 SE 63RD PL
6	770010	0235	06/09/03	2100000	2820	0	9	1952	3	19461	Y	Y	4555 FOREST AV SE
6	409950	0455	06/17/02	784000	3166	0	9	1992	3	9000	N	N	2417 63RD AV SE
6	148330	0035	04/11/03	1351200	4040	800	9	1909	5	22445	Y	Y	2441 60TH AV SE
6	409480	0230	03/19/03	847000	1840	1010	10	1969	4	17610	N	N	6010 78TH AV SE
6	252404	9251	09/16/03	1345000	1930	1760	10	1998	3	16667	Y	N	6751 W MERCER WY
6	536800	0170	09/11/02	980000	2210	1510	10	1970	4	24278	Y	N	7435 SE 71ST ST
6	536800	0110	08/29/02	1325000	2330	1840	10	2001	3	17984	Y	N	7545 SE 71ST ST
6	370890	0034	09/12/03	882500	2370	750	10	1988	3	12341	Y	N	3225 W MERCER WY
6	778600	0030	06/26/02	1493000	2510	1220	10	1968	5	16065	Y	N	7629 W MERCER WY
6	252404	9277	04/08/03	2490000	2740	1400	10	1991	3	14865	Y	Y	16 MEADOW LN
6	548270	0180	05/19/03	1450000	2770	1880	10	1938	4	28231	Y	Y	4417 FOREST AV SE
6	252404	9311	08/24/03	1290000	2800	1200	10	1993	3	18321	Y	N	7447 W MERCER WY
6	409480	0360	07/24/03	695000	2870	0	10	1968	3	16260	N	N	6007 79TH AV SE
6	370890	0057	08/15/03	3445000	2940	2040	10	1986	3	14619	Y	Y	3251 W MERCER WY
6	335850	0366	05/16/03	1175000	3040	910	10	2001	3	15076	Y	N	8157 W MERCER WY
6	252404	9056	08/07/03	1135000	3330	0	10	1988	3	15093	Y	N	7236 HOLLY HILL DR
6	132404	9042	10/03/03	997000	3380	990	10	1978	3	28749	Y	N	4316 FOREST AV SE
6	409480	0430	05/29/03	889000	3580	0	10	1969	3	23208	N	N	6230 79TH AV SE
6	778600	0020	01/30/02	1337500	3600	1220	10	1998	3	15000	Y	N	7627 W MERCER WY
6	335850	0850	08/21/02	975000	3660	1100	10	1975	3	12000	Y	N	8239 W MERCER WY
6	409480	0120	04/29/03	958500	3880	0	10	1972	3	13000	N	N	7855 SE 62ND ST
6	409480	0120	03/20/02	860000	3880	0	10	1972	3	13000	N	N	7855 SE 62ND ST
6	545130	0010	07/08/03	1558888	4100	1900	10	1986	3	21758	Y	Y	7865 W MERCER WY
6	894422	0040	05/02/03	1100000	2760	1660	11	1986	3	11311	Y	N	7331 W MERCER WY
6	933270	0010	10/30/02	1130000	3230	1050	11	1994	3	11693	N	N	8396 SE 50TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	409710	0095	05/07/03	3175000	3250	1220	11	1996	3	14700	Y	Y	6005 77TH AV SE
6	252404	9298	09/10/02	1570000	3280	1040	11	1996	3	17087	Y	N	6853 W MERCER WY
6	933270	0020	05/24/02	1325000	3290	920	11	1996	3	12428	N	N	8392 SE 50TH PL
6	933270	0020	03/28/03	1250000	3290	920	11	1996	3	12428	N	N	8392 SE 50TH PL
6	933270	0020	01/06/03	1206000	3290	920	11	1996	3	12428	N	N	8392 SE 50TH PL
6	770010	0223	12/24/02	1360000	3300	380	11	1989	3	18723	Y	N	4545 FOREST AV SE
6	362350	0405	07/12/02	2384300	4080	0	11	1990	3	12685	Y	Y	4069 W MERCER WY
6	933270	0030	10/31/02	1325000	4090	0	11	1997	3	13140	N	N	8388 SE 50TH PL
6	141030	0005	07/23/03	3450000	4280	0	11	1982	3	18001	Y	Y	5245 FOREST AV SE
6	770010	0120	05/15/02	2350000	5300	680	11	1998	3	26483	Y	N	4545 W MERCER WY
6	770010	0120	08/05/03	2025000	5300	680	11	1998	3	26483	Y	N	4545 W MERCER WY
6	404500	0040	08/06/03	2705000	2550	1690	12	1990	3	16369	Y	Y	4727 FOREST AV SE
6	936570	0201	02/19/02	3299999	4400	1120	12	1992	3	13284	Y	Y	10 HOLLY LN
6	217450	2905	07/16/02	3600000	4410	0	12	2000	3	19800	Y	Y	2749 60TH AV SE
6	260270	0052	08/20/03	1537500	5420	0	12	1982	3	17800	Y	N	3545 W MERCER WY
7	019110	0550	03/11/03	299000	1310	0	7	1951	5	10125	N	N	4618 86TH AV SE
7	936570	0043	04/22/02	305000	1420	0	7	1958	3	8364	N	N	4040 83RD AV SE
7	019110	0530	01/17/03	432500	1440	480	7	1958	4	10125	N	N	4648 86TH AV SE
7	362650	0030	03/31/03	417000	1540	0	7	1955	4	14085	N	N	4124 83RD AV SE
7	362710	0030	06/27/03	449000	1650	0	7	1946	3	13688	N	N	8307 SE 41ST ST
7	759810	0541	04/01/02	530000	1280	1280	8	1960	4	10000	N	N	4649 86TH AV SE
7	362350	0198	07/03/03	533000	1420	1420	8	1980	5	12632	Y	N	4135 80TH AV SE
7	545280	0610	06/10/03	510000	1430	490	8	1975	4	11343	N	N	6520 W MERCER WY
7	545280	0560	06/12/02	485000	1440	930	8	1978	4	15300	N	N	6520 81ST AV SE
7	362650	0086	07/24/02	690000	1480	1480	8	1955	4	33855	N	N	4131 83RD AV SE
7	545120	0790	05/22/02	527500	1510	670	8	1969	4	11400	N	N	7446 85TH PL SE
7	545120	0180	12/26/02	430000	1520	0	8	1968	4	13560	N	N	7744 85TH PL SE
7	545110	0110	05/30/03	512000	1590	360	8	1966	4	10800	N	N	7161 86TH AV SE
7	546360	0080	05/06/03	500000	1590	800	8	1963	4	15716	Y	N	4859 86TH AV SE
7	915970	0065	05/02/02	370000	1610	0	8	1968	3	12115	N	N	8026 SE 72ND ST
7	873230	0240	02/20/03	466000	1630	1630	8	1963	4	10370	N	N	7036 81ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	545280	0565	06/11/03	620000	1660	860	8	1979	3	13573	N	N	6510 81ST AV SE
7	873220	0060	04/07/03	435000	1660	0	8	1963	4	11750	N	N	7109 84TH AV SE
7	545120	0630	07/18/02	485527	1700	750	8	1969	4	11400	N	N	8594 SE 73RD ST
7	545120	0780	08/06/02	560000	1750	710	8	1969	5	11400	N	N	7474 85TH PL SE
7	545122	0020	06/13/03	595000	1750	390	8	1973	4	9600	N	N	8505 SE 78TH ST
7	545280	0585	04/11/02	450000	1820	0	8	1973	4	13927	N	N	8010 SE 65TH ST
7	362650	0035	08/08/02	450000	1830	0	8	1957	4	14085	N	N	4114 83RD AV SE
7	545280	0295	03/18/02	595000	1870	790	8	1962	3	11000	Y	N	7010 82ND AV SE
7	545400	0030	01/07/03	496500	1870	0	8	1973	5	15594	N	N	7215 76TH AV SE
7	545110	0390	06/19/02	500000	1900	0	8	1967	4	13200	N	N	8571 SE 72ND ST
7	545280	0110	08/08/03	600000	1980	420	8	1972	3	9605	N	N	6822 83RD AV SE
7	362710	0005	04/02/02	665000	1990	0	8	2000	3	6900	N	N	8215 SE 41ST ST
7	362650	0070	08/28/03	485000	2030	0	8	1955	3	13964	N	N	8305 SE 42ND ST
7	545120	0590	05/21/03	685000	2050	610	8	1977	5	12150	N	N	7325 86TH AV SE
7	545110	0150	08/19/02	549000	2170	1250	8	1967	3	8280	N	N	8450 SE 72ND PL
7	362350	0133	09/08/03	475000	2200	0	8	1950	4	12500	N	N	4019 78TH AV SE
7	873220	0130	06/19/03	495000	2320	0	8	1961	4	12090	N	N	7115 82ND AV SE
7	545110	0220	03/10/03	509000	2340	0	8	1967	4	8820	N	N	8411 SE 72ND PL
7	545110	0460	08/21/02	479990	2340	0	8	1967	4	10706	N	N	7151 87TH AV SE
7	545120	0540	12/17/02	620000	2380	0	8	1975	3	12135	N	N	7440 85TH AV SE
7	545280	0835	05/02/02	478000	2450	0	8	1973	4	14881	N	N	8021 SE 65TH ST
7	545121	0150	01/13/03	519000	2510	0	8	1972	4	6231	N	N	7580 86TH AV SE
7	545120	0570	06/20/03	545000	2520	0	8	1968	4	10800	N	N	7350 85TH AV SE
7	545280	0650	03/19/02	519500	2670	0	8	1973	3	13600	N	N	6541 80TH AV SE
7	545280	0800	08/18/03	563700	2770	0	8	1974	4	13500	N	N	6701 81ST AV SE
7	545110	0290	06/28/02	567000	2810	0	8	1968	4	7500	N	N	8510 SE 72ND ST
7	915970	0070	08/22/03	630000	2850	0	8	1968	5	14710	N	N	8034 SE 72ND ST
7	545120	0830	05/31/02	520000	3170	0	8	1972	4	12240	N	N	7330 85TH PL SE
7	545110	0190	06/18/02	585000	3660	0	8	1968	3	13531	N	N	8410 SE 72ND PL
7	545360	0180	07/03/03	650000	1580	580	9	1969	4	14648	N	N	7408 MERCER TERRACE DR
7	865160	0140	07/25/02	549900	1590	850	9	1972	4	9592	N	N	6110 86TH AV SE

**Improved Sales Used in this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	545360	0160	01/13/03	625000	1700	1700	9	1963	4	11666	N	N	7440 MERCER TERRACE DR
7	141030	0105	10/22/02	610000	1710	500	9	1960	4	21658	N	N	5252 W MERCER WY
7	664872	0090	08/01/02	560000	1710	790	9	1977	4	10920	N	N	8611 SE 60TH ST
7	246900	0150	09/26/02	465000	1770	0	9	1961	4	9828	N	N	6228 84TH AV SE
7	056550	0115	03/26/03	620000	1780	1440	9	1973	3	16170	N	N	7820 SE 70TH ST
7	246900	0020	08/21/02	539000	1810	0	9	1962	5	12150	N	N	8413 SE 63RD ST
7	545360	0130	07/07/03	500000	1940	380	9	1964	4	12416	N	N	7452 MERCER TERRACE DR
7	545280	0750	07/03/03	650000	2030	1420	9	1973	4	12136	N	N	7010 80TH AV SE
7	545420	0320	04/18/02	1000000	2030	1750	9	1963	5	21442	Y	N	6201 82ND AV SE
7	294890	0571	09/23/03	635000	2070	610	9	1972	4	14004	N	N	5901 84TH AV SE
7	545370	0040	08/16/02	539000	2100	0	9	1966	4	10297	N	N	7818 SE 75TH PL
7	331750	0070	03/22/02	670000	2110	1070	9	1963	4	8393	Y	N	4739 86TH AV SE
7	865160	0230	05/28/02	610000	2160	450	9	1967	4	9600	N	N	6104 84TH AV SE
7	545122	0180	11/12/02	499000	2210	0	9	1973	3	9605	N	N	8520 SE 78TH ST
7	246900	0110	07/28/03	609000	2260	0	9	1962	4	12150	N	N	8428 SE 63RD ST
7	545280	0290	05/14/02	773500	2260	0	9	1963	5	11000	Y	N	7018 82ND AV SE
7	246900	0160	11/07/02	616000	2270	0	9	1963	5	9450	N	N	6220 84TH AV SE
7	275700	0030	10/10/03	640000	2270	0	9	1965	4	10640	N	N	8750 SE 48TH ST
7	545430	0110	07/25/02	549000	2290	0	9	1965	4	12320	N	N	8631 SE 63RD ST
7	545430	0110	11/18/02	549000	2290	0	9	1965	4	12320	N	N	8631 SE 63RD ST
7	545430	0100	12/23/02	550000	2320	0	9	1965	4	12460	N	N	8641 SE 63RD ST
7	192405	9341	10/11/02	593000	2350	0	9	1996	3	9602	N	N	5232 88TH AV SE
7	252404	9235	09/26/02	605000	2370	0	9	1965	4	16789	N	N	7340 W MERCER WY
7	362560	0120	06/11/03	650000	2380	0	9	1966	4	13400	N	N	8440 SE 82ND ST
7	252404	9150	05/08/02	1100000	2460	800	9	1962	4	37548	N	N	7620 79TH AV SE
7	666920	0070	05/07/02	540000	2470	0	9	1968	4	10290	N	N	6510 83RD PL SE
7	759810	0412	03/25/03	765000	2490	1060	9	1972	4	10780	Y	N	8445 SE 47TH ST
7	666920	0220	07/03/02	645000	2550	0	9	1983	3	12399	Y	N	6511 83RD PL SE
7	252404	9167	03/21/02	1200000	2560	880	9	1960	4	41915	N	N	7603 SE 76TH ST
7	418840	0200	06/10/03	670000	2560	0	9	1974	4	9900	N	N	5345 LANSLOWNE LN
7	666920	0340	06/12/02	665000	2560	0	9	1968	4	9435	Y	N	8220 SE 67TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	545400	0100	02/26/02	805000	2570	1510	9	2001	3	12014	Y	N	7211 78TH AV SE
7	418840	0060	11/29/02	699000	2630	0	9	1974	3	16275	Y	N	8401 SE 53RD PL
7	666920	0080	09/12/02	552500	2680	0	9	1967	4	10500	N	N	6520 83RD PL SE
7	927080	0060	08/30/02	686000	2720	0	9	1976	4	9488	N	N	7825 SE 73RD PL
7	362290	0200	07/24/03	699500	2750	800	9	1969	5	13297	N	N	5912 83RD PL SE
7	873230	0340	02/18/03	735000	2790	780	9	1994	3	14558	N	N	8007 SE 70TH PL
7	362920	0060	05/01/02	653000	2810	0	9	1981	3	6216	N	N	7825 85TH PL SE
7	545370	0170	04/23/02	670500	2810	0	9	1968	4	9625	N	N	7938 SE 76TH ST
7	936570	0383	11/01/02	880000	2900	1470	9	1995	3	20160	N	N	4335 ISLAND CREST WY
7	545420	0020	09/20/02	605000	2960	0	9	1967	4	10081	Y	N	6214 82ND AV SE
7	545122	0080	04/28/03	670000	3030	0	9	1974	5	9600	N	N	8601 SE 78TH ST
7	545370	0160	05/08/02	694500	3080	0	9	1969	4	10291	N	N	7928 SE 76TH ST
7	362920	0090	09/10/03	800000	3100	0	9	1976	4	7688	N	N	7855 85TH PL SE
7	545420	0310	01/09/02	685000	3120	1120	9	2003	3	13627	Y	N	8200 SE 62ND ST
7	936570	0042	12/05/02	875000	3820	0	9	1999	3	13940	N	N	4035 ISLAND CREST WY
7	545110	0574	04/23/03	690000	3890	0	9	1984	4	14738	N	N	8460 SE 71ST ST
7	546360	0010	05/08/03	710000	1420	1370	10	1995	3	9601	N	N	4805 86TH AV SE
7	414167	0260	03/28/03	850000	1790	950	10	1987	3	38082	Y	N	8130 W MERCER WY
7	056550	0045	07/03/03	710000	1820	1320	10	1973	4	19500	N	N	6730 W MERCER WY
7	404510	0005	08/26/03	715000	1840	1340	10	1974	3	15230	Y	N	4635 84TH AV SE
7	188900	0080	09/14/03	950000	1870	1020	10	1964	5	11200	Y	N	8416 SE 47TH ST
7	192405	9053	04/16/02	735000	1970	1120	10	1978	3	29900	N	N	5020 W MERCER WY
7	545280	0455	04/29/03	908000	2120	1980	10	1996	3	15300	Y	N	6749 82ND AV SE
7	759810	0579	04/14/03	725000	2120	930	10	1964	5	11250	Y	N	4620 84TH AV SE
7	545401	0010	02/20/03	689000	2350	0	10	2003	3	5386	N	N	8401 SE 69TH PL
7	545401	0020	02/06/03	735900	2350	0	10	2003	3	6623	N	N	8407 SE 69TH PL
7	545401	0070	12/16/02	725000	2350	0	10	2002	3	5878	N	N	8443 SE 69TH PL
7	545401	0080	02/19/03	712000	2350	0	10	2002	3	5316	N	N	8449 SE 69TH PL
7	545401	0110	07/18/02	719000	2350	0	10	2001	3	7026	N	N	8467 SE 69TH PL
7	545401	0140	05/28/03	650000	2350	0	10	2001	3	5588	N	N	8476 SE 69TH PL
7	545401	0130	08/07/02	695000	2360	0	10	2001	3	6513	N	N	8479 SE 69TH PL

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Area 34  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	545401	0130	07/11/03	670000	2360	0	10	2001	3	6513	N	N	8479 SE 69TH PL
7	545401	0040	05/20/02	739000	2390	0	10	2001	3	7042	N	N	8425 SE 69TH PL
7	545401	0060	05/22/03	710000	2390	0	10	2002	3	8135	N	N	8437 SE 69TH PL
7	545401	0090	08/26/02	715000	2400	0	10	2001	3	6559	N	N	8455 SE 69TH PL
7	545401	0150	04/08/02	699000	2400	0	10	2001	3	5253	N	N	8470 SE 69TH PL
7	545401	0120	02/15/02	750000	2410	0	10	2001	3	6458	N	N	8473 SE 69TH PL
7	759810	0685	05/22/02	767500	2410	820	10	1990	3	12750	N	N	8425 SE 45TH ST
7	932010	0090	08/05/03	895000	2720	1260	10	1977	4	18000	Y	N	5355 84TH PL SE
7	362290	0050	02/08/02	675000	2730	990	10	1972	4	15170	N	N	8260 SE 59TH ST
7	362291	0080	10/15/02	925000	2870	880	10	1972	5	12150	N	N	8316 SE 57TH ST
7	546370	0020	06/20/02	825000	3320	640	10	2000	3	10465	N	N	8703 SE 50TH ST
7	936570	0085	05/08/03	1225000	4080	0	10	2001	3	10606	N	N	4100 83RD AV SE
7	932010	0020	05/09/02	850000	2160	1500	11	1976	5	18552	Y	N	5330 W MERCER WY
7	932010	0020	05/09/02	850000	2160	1500	11	1976	5	18552	Y	N	5330 W MERCER WY
7	414100	0380	06/16/03	734900	2460	0	11	1986	3	10551	N	N	7480 81ST PL SE
7	414100	0340	08/18/03	855540	2610	0	11	1986	3	10052	N	Y	7425 81ST PL SE
7	414100	0430	10/05/02	820000	2640	0	11	1986	3	9640	N	N	7380 81ST PL SE
7	414101	0180	05/20/02	760000	2690	0	11	1987	3	11041	N	N	7760 81ST PL SE
7	414100	0150	07/03/03	895000	2740	0	11	1986	3	12786	N	Y	8108 SE 76TH ST
7	666920	0430	08/29/03	746000	2850	1130	11	1972	4	16975	Y	N	6729 82ND AV SE
7	414101	0220	05/14/03	815000	3040	0	11	1987	3	9602	N	N	7680 81ST PL SE
7	414101	0240	08/04/02	847500	3150	0	11	1988	3	10260	N	N	7640 81ST PL SE
7	414101	0260	07/01/02	915000	3170	0	11	1988	3	11297	N	Y	8117 SE 76TH ST
7	414100	0060	09/21/02	870000	3180	0	11	1986	3	10319	N	N	7375 80TH PL SE
7	414100	0300	04/23/03	860000	3260	0	11	1986	3	10802	N	Y	7445 81ST PL SE
7	414101	0130	08/19/03	965000	3330	0	11	1987	3	15114	Y	N	8117 SE 79TH ST
7	414100	0230	06/14/02	865000	3360	0	11	1986	3	14326	N	Y	7330 80TH PL SE
7	414101	0150	01/28/03	965000	3380	0	11	1995	3	14319	N	N	8125 SE 79TH ST
7	414100	0220	05/28/03	790000	3390	0	11	1986	3	10877	N	Y	7350 80TH PL SE
7	414101	0480	12/11/02	925000	3390	0	11	1987	3	10807	N	Y	7670 80TH PL SE
7	414100	0320	08/15/02	840000	3560	0	11	1986	3	10203	N	Y	7485 81ST PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	414101	0460	06/06/03	950000	3730	0	11	1988	3	10411	N	Y	7710 80TH PL SE
7	283710	0010	05/23/03	1445000	3750	480	11	2001	3	14271	Y	N	4088 W MERCER WY
7	414167	0020	06/13/03	1250000	3790	1170	11	1987	3	34632	Y	N	8182 W MERCER WY
7	335850	0970	03/28/02	850000	3950	0	11	1989	3	17288	Y	N	8118 W MERCER WY
7	936570	0270	02/28/02	1175000	3950	0	11	2001	3	16641	N	N	8388 SE 43RD ST
7	252404	9240	07/09/02	2050000	3970	1390	11	2000	3	28689	N	N	7605 78TH AV SE
7	362350	0184	08/21/03	1171950	4240	0	11	1990	3	21450	Y	N	4140 W MERCER WY
7	414167	0220	06/04/02	1099000	4420	0	11	1986	3	14087	N	N	8284 SE 82ND PL
7	414167	0140	07/10/02	1360000	3730	720	12	1986	3	15632	Y	N	8289 SE 82ND ST

**Improved Sales Removed from this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	064710	0192	04/28/02	1000	\$1,000 SALE OR LESS; STATEMENT TO DOR;
1	082405	9027	11/25/02	16000	STATEMENT TO DOR; NON REPRESENTATIVE
1	243970	0005	04/30/02	1400000	%COMPL; DOR RATIO
1	243970	0065	01/03/03	5350000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
1	243970	0123	02/26/02	525000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
1	413930	0225	12/06/02	410000	PREV IMP<=10K
1	531510	0130	05/17/02	525000	PREV IMP<=10K
1	531510	1776	09/11/02	575000	%COMPL; DOR RATIO
1	531510	1942	05/15/02	300000	PREV IMP<=10K
1	545230	1875	05/15/03	787500	BANKRUPTCY
1	545230	1915	06/06/03	800000	BANKRUPTCY
1	810610	0210	03/28/02	1750000	%COMPL
2	072405	9091	08/26/02	690000	PARTIAL INTEREST (1/3, 1/2, Etc.);
2	122404	9033	05/31/02	515000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
2	445840	0060	02/04/02	429000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
2	502190	0175	05/28/03	318500	PREV IMP<=10K
2	502190	0635	01/16/02	90000	PREV IMP<=10K DOR RATIO
2	502190	0671	09/09/02	350000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	502190	0945	02/04/02	300000	PREV IMP<=10K
2	545230	0850	04/01/02	550000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	545600	0460	12/03/02	380000	DOR RATIO
2	545900	0205	10/18/02	480000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
2	545900	0255	07/10/03	139750	DOR RATIO
2	545900	0355	11/29/02	490000	RELOCATION - SALE TO SERVICE;
2	545900	0355	03/04/03	490000	RELOCATION - SALE BY SERVICE;
2	640230	0060	01/25/03	150000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	640230	0060	01/25/03	150000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	778500	0160	10/08/02	495500	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
3	003120	0055	06/19/02	450000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
3	019110	0275	08/21/02	850000	RELOCATION - SALE TO SERVICE;
3	182405	9092	01/11/02	370000	DOR RATIO
3	192300	0020	05/19/03	825000	RELOCATION - SALE TO SERVICE;
3	192300	0120	02/07/02	550000	RELOCATION - SALE BY SERVICE;
3	216200	0290	10/16/02	817500	RELOCATION - SALE TO SERVICE;
3	228700	0100	02/25/03	509000	STATEMENT TO DOR; CORPORATE SALE
3	228700	0100	10/03/02	385000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	258130	0060	08/21/03	40000	DOR RATIO
3	258190	0180	04/05/02	480500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	258190	0195	10/31/02	860000	NON-REPRESENTATIVE SALE;
3	258190	0284	11/26/02	372636	QUIT CLAIM DEED;
3	302405	9185	12/09/02	850000	RELOCATION - SALE TO SERVICE;
3	302405	9185	12/13/02	760000	RELOCATION - SALE BY SERVICE;
3	315860	0060	06/10/02	183752	QC DEED; RELATED PARTY,FRIEND,OR NEIGHBOR
3	362780	0290	04/26/02	880000	RELOCATION - SALE TO SERVICE;
3	435130	0340	07/23/03	400000	NON-REPRESENTATIVE

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Area 34  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	445730	0135	09/17/02	440000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
3	445730	0540	03/05/03	381300	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
3	545050	0130	02/26/02	635000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
3	545600	0585	01/17/03	1075000	RELOCATION - SALE TO SERVICE;
3	545600	0585	01/17/03	1075000	RELOCATION - SALE BY SERVICE;
3	546030	0045	09/04/03	663000	RELOCATION - SALE TO SERVICE;
3	759810	0160	04/11/03	786000	STATISTICAL OUTLIER;POSTING ERROR FOR AV
3	759810	0160	05/08/02	449500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	759810	0230	09/11/03	925000	BUILDER OR DEVELOPER SALES;
3	759810	0240	04/30/03	840000	OBSOLESCENCE
3	759810	0741	07/22/02	450000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
3	856590	0040	01/11/02	575000	OBSOLESCENCE
3	856610	0060	04/07/03	549950	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
3	856610	0140	06/24/03	705000	RELOCATION - SALE TO SERVICE;
3	856640	0050	08/14/02	916600	RELOCATION - SALE TO SERVICE;
3	984550	0030	08/23/02	290000	DOR RATIO
4	004610	0354	03/06/03	660000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
4	004610	0504	10/02/02	1065000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
4	004610	0511	05/20/02	1025000	RELOCATION - SALE TO SERVICE;
4	004610	0511	06/18/02	804000	RELOCATION - SALE BY SERVICE;
4	192405	9135	08/14/03	695000	PREV IMP<=10K
4	192405	9202	02/10/03	405169	PARTIAL INTEREST (1/3, 1/2, Etc.);
4	192405	9293	01/28/02	490000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	192405	9304	06/18/02	1175000	RELOCATION - SALE TO SERVICE;
4	257950	0085	02/27/02	1590000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
4	257950	0120	03/26/03	2850000	RELATED PARTY, FRIEND OR NEIGHBOR
4	258010	0065	02/19/03	988500	RELOCATION - SALE TO SERVICE;
4	258010	0065	03/18/03	988500	RELOCATION - SALE BY SERVICE;
4	413190	0040	07/29/02	2600000	OBSOLESCENCE
4	426000	0020	06/17/02	799000	RELOCATION - SALE TO SERVICE;
4	755870	0035	08/02/02	5346	DOR RATIO
5	130030	0766	09/25/02	18250	QC DEED; PARTIAL INTEREST
5	130030	1810	03/20/03	450000	TEAR DOWN
5	130030	2351	12/18/02	167500	PART INTEREST;RELATED PARTY,FRIEND,NEIGHBOR
5	217450	2310	01/23/02	500000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
5	217450	3995	03/26/02	306500	PREV IMP<=10K
5	217450	4120	07/07/03	345000	PREV IMP<=10K
5	217510	0075	09/02/03	430000	ESTATE SALE; IMP CHARACTERISTICS INCORRECT
5	217510	0180	04/11/03	2810000	%COMPL
5	217510	0285	01/28/02	485000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	531510	0390	11/07/02	610000	RELOCATION - SALE TO SERVICE;
5	531510	0432	07/08/02	365000	DOR RATIO
5	545880	0125	01/06/03	601500	RELOCATION - SALE TO SERVICE;
5	545880	0125	03/04/03	601500	RELOCATION - SALE BY SERVICE;
5	545880	0370	03/27/03	117500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis  
Area 34  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	217450	0290	01/21/03	415000	TEAR DOWN
6	217450	0305	06/06/02	458000	NON-REPRESENTATIVE
6	217450	0430	08/19/02	10000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
6	217450	0510	02/11/02	330000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	217450	3600	04/19/02	312000	PREV IMP<=10K
6	217450	3610	05/20/02	390000	TEAR DOWN;
6	257490	0180	03/14/03	1235730	1031 TRADE
6	257730	0011	11/22/02	735000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	257730	0031	02/11/02	557500	OBSOLESCE NCE
6	260270	0007	03/25/02	1077000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
6	335850	0005	08/06/02	1265000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	335850	0365	08/12/03	600000	DOR RATIO
6	404510	0130	03/29/03	975000	RELOCATION - SALE TO SERVICE;
6	404510	0130	03/29/03	975000	RELOCATION - SALE BY SERVICE;
6	409480	0190	04/08/03	894000	UNFIN AREA
6	409710	0075	03/31/03	640000	PREV IMP<=10K DOR RATIO
6	409950	0525	10/10/02	300000	QUESTIONABLE PER SALES IDENTIFICATION;
6	936200	0040	06/12/03	1650000	IMP COUNT
7	056550	0120	03/21/02	690000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
7	188900	0050	05/06/02	462500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	192405	9259	04/18/02	462000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	246900	0110	06/23/03	609000	RELOCATION - SALE TO SERVICE;
7	246900	0120	04/24/03	140148	DOR RATIO
7	283710	0020	08/07/02	358000	PREV IMP<=10K
7	294890	0046	09/29/03	37738	OBSOL; DOR RATIO
7	335850	0967	09/23/02	650000	NO MARKET EXPOSURE;
7	362290	0200	07/23/03	699500	RELOCATION - SALE TO SERVICE;
7	362350	0120	01/09/03	960000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	404510	0035	04/18/03	1495000	IMP CHAR. DO NOT REFLECT DATA AT TIME OF SALE
7	414101	0240	06/04/02	857000	RELOCATION - SALE TO SERVICE;
7	414101	0270	07/18/02	727800	NON-REPRESENTATIVE SALE;
7	418840	0200	05/27/03	670000	RELOCATION - SALE TO SERVICE;
7	545120	0540	03/05/02	478000	NON-REPRESENTATIVE SALE;
7	545430	0070	02/27/02	425000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
7	546360	0070	03/29/02	610000	ESTATE ADMINISTRATOR,GUARDIAN,OR EXECUTOR
7	759810	0541	03/19/02	530000	RELOCATION - SALE TO SERVICE;
7	759810	0541	04/01/02	530000	RELOCATION - SALE BY SERVICE;
7	932010	0020	05/08/02	850000	RELOCATION - SALE TO SERVICE;
7	936570	0264	08/27/02	888000	NON-REPRESENTATIVE SALE;

**Vacant Sales Used in this Annual Update Analysis  
Area 34**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	072405	9038	01/31/03	3075000	27543	Y	Y
1	243970	0005	04/30/02	1400000	31246	Y	Y
1	243970	0011	07/31/02	1400000	30422	Y	Y
1	531510	1816	01/08/03	340000	9555	N	N
1	544230	0665	05/06/02	1200000	33391	Y	Y
1	810610	0161	10/22/02	790000	21454	Y	N
2	289680	0020	12/10/02	395000	13804	N	N
3	019110	0035	07/31/03	365000	9300	N	N
3	182405	9161	06/24/03	275000	12240	N	N
3	192405	9092	03/22/02	430000	29913	Y	N
4	210700	0060	04/24/03	340000	9840	Y	N
4	302405	9223	02/20/03	455000	15641	Y	N
5	330770	0295	03/12/02	400000	9226	N	N
5	935090	0095	04/10/02	259000	9200	Y	N
6	217450	3115	01/30/03	425000	10000	N	N
6	252404	9102	12/16/02	225000	21866	N	N
7	302405	9109	08/28/03	372600	9601	N	N
7	418840	0120	02/05/03	337500	12650	N	N
7	812830	0020	06/18/03	350000	17812	N	N
7	936570	0268	04/09/03	350000	13933	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 34**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	012404	9020	01/18/02	2850000	PARTIAL INTEREST (1/3, 1/2, ETC.);
1	544230	0765	06/23/03	3882500	MULTI-PARCEL SALE
2	206355	0050	09/18/02	318000	NON-REP SALE;BUILDER OR DEVELOPER SALES
3	019110	0835	06/24/03	205000	NO MARKET EXPOSURE
3	257950	0147	08/22/03	250000	RELATED PARTY, FRIEND OR NEIGHBOR
3	257950	0185	08/22/03	250000	RELATED PARTY, FRIEND OR NEIGHBOR
6	148330	0085	09/17/02	320000	PARTIAL INTEREST (1/3, 1/2, ETC.);
7	302405	9109	05/09/03	1150000	MULTI-PARCEL SALE
7	664872	0010	10/09/03	660000	MULTI-PARCEL SALE



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 31, 2004  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2004 Revaluation for 2005 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Re value Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr